



Channelsea House 20 Canning Road, London, E15 3FA

£386 Per Week

A 1 BEDROOM APARTMENT FOR RENT WITH ITS OWN 30 FOOT PRIVATE WEST FACING ROOF TERRACE!

The apartment comprises a bright west facing reception room with access to a private terrace overlooking the Channelsea river, modern fitted kitchen, double bedroom with built in storage and a modern shower room.

The property is located in Stratford E15, only a 5 minute walk from the DLR station which will take you to Stratford International or towards Woolwich Arsenal.

The development is also by the entrance to the Greenway 7km cycle and walking paths and a short commute to the shopping facilities of Westfield.

COMES FURNISHED (SOME OF THE FURNITURE SHOWN ON THE PCITURES HAS CHANGED, HOWEVER THE FLAT COMES FURNISHED)

PROPERTY AVAILABLE FROM 26.06.2025

- CHANNELSEA HOUSE
- WEST FACING
- 1ST FLOOR
- AVAILABLE FROM 26.06.2025
- STRATFORD
- 30 FOOT PRIVATE TERRACE
- COMES FURNISHED
- 1 BEDROOM APARTMENT
- MODERN DESIGN
- ABBEY RD DLR STATION

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CHANNELSEA HOUSE



PRIVATE WEST FACING TERRACE



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



KITCHEN

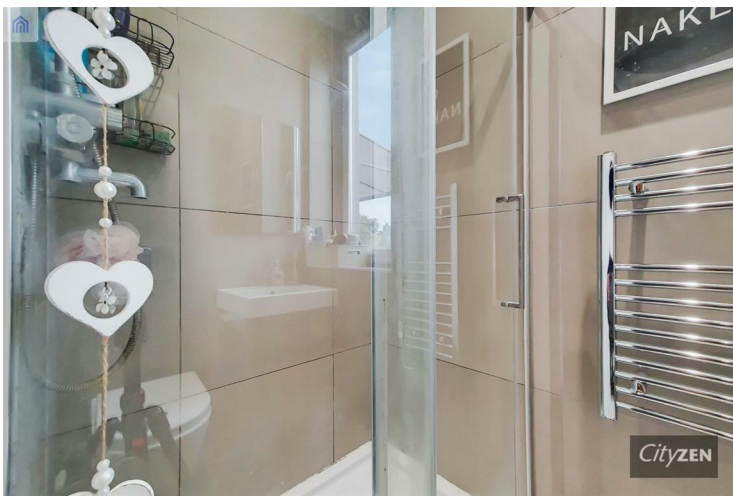
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BEDROOM



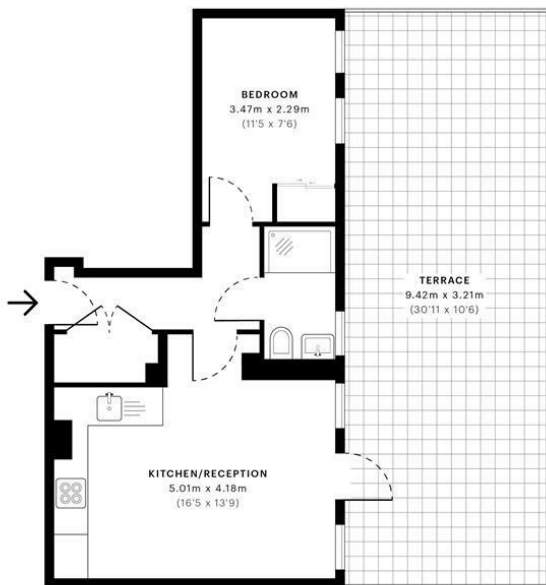
VIEW FROM TERRACE



SHOWER ROOM



SHOWER ROOM



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
35.36 sqm / 380.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
33.30 sqm / 356.29 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
29.71 sqm / 319.80 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 66.06 sqm / 711.06 sqft
IPMS 3C RESIDENTIAL: 64.07 sqm / 689.64 sqft
SPEC ID: 629487235189040d5b6f7952

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

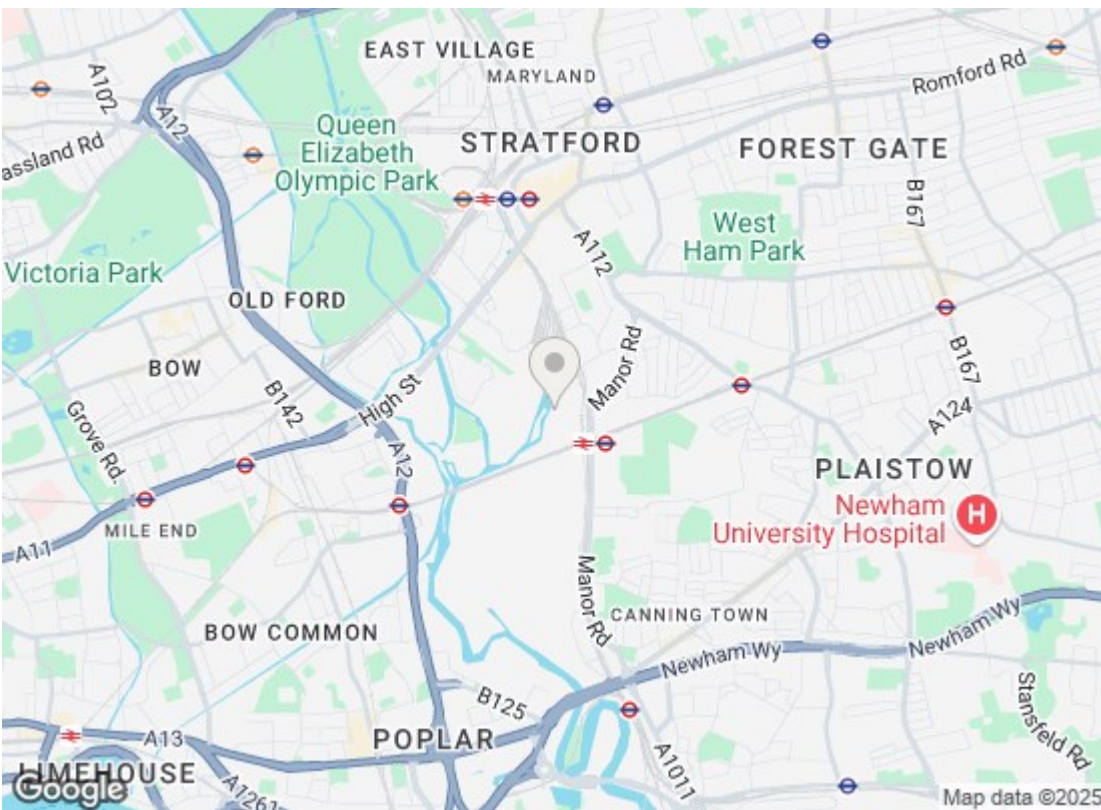
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.